

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Airport

Member: Alex Erskine 828-4966

Project Name: Sunrise Middle River Developments,
LLC / Sunrise Canal Hotel

Case #: 33-R-02

Date: April 9, 2002

Comments:

No Comments

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SITE PLAN REVIEW AND COMMENT
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Division: Engineering

Member: Tim Welch
828-5123

Project Name: Sunrise Canal Hotel
2025 E. Sunrise Blvd.

Case #: 33-R-02

Date: April 9, 2002

Comments:

1. Provide a drainage design and calculations certified by a State of Florida licensed engineer. The design shall be in accordance with the South Florida Water Management District and Broward County Planning & Environmental Protection permitting criteria and standards for pollution and flood control.
2. A fifty (50) foot half section of right of way appears to exist from centerline on Sunrise Boulevard along the frontage of this property. This site shall dedicate ten (10) feet of right of way along this corridor in accordance with Section 47-25.2 of the City Code of Ordinances.
3. A paving, grading, and drainage plan shall be prepared for this site from a topographic survey. This plan shall be prepared by a state of Florida licensed professional engineer. The engineer shall indicate all existing grades depicted on the survey and all proposed grades for improved areas and unimproved as necessary to ensure adequate stormwater management as follows from those criteria mentioned in comment number 1.
4. This site is adjacent to Sunrise Boulevard which is classified as a Broward County Trafficway. City Code of Ordinances provide that a forty-four (44) foot stacking distance is necessary for accesses off Broward County trafficways. Parking spaces or cross movements (as is designed on this site) infringe within this requires clear area.
5. Approximately 650 trips will be generated by the construction of 72 hotel rooms. The applicant must submit a statement from a professional traffic engineer or planner demonstrating the number of trips to be generated by the other uses on this site in accordance with guidelines provided in ITE Trip Generation Manual, 6th Edition. If the number of trips exceeds 1,000 per day our engineering staff shall require a meeting of our selected consultant with owners to devise a methodology for the required traffic impact analysis for the site. This study will address local and regional traffic impacts by way of reviewing the projects impacts with committed developments to mitigate those impacts to the required level.

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6. Provide a water and sewer plan with associated detail and specification sheets (as necessary, and conform to City Engineering standards available on line or with the Department).
7. Indicate ramp slopes in the parking garage.
8. Parking spaces of 8'-6" width dimension are shown within the proposed garage. The City's minimum permissible width is 8'-8". Please refer to Section 47-20 of the Code for additional information on parking.
9. The provided survey appears to indicate an overhead power or light pole will conflict with the proposed west driveway into this site. Please verify whose pole it is and determine whether it can be relocated at owners expense, or if the access must be relocated.
10. Please provide additional details on existing and proposed portions of the dock(s). Since the Middle River is a navigable waterway at this location, verify what Federal (US Army Corps of Engineers), State (FDEP), and County (BCDPEP) licenses are required and obtain them prior to application to City for any construction on the waterway.
11. By review of the SP-1 plan it is not apparent when construction begins and ends for the dock(s). Please provide this additional detail, and note that a separate engineering permit is required for any and all construction prior to proceeding. Please refer to Section 47-19 of the Code for additional specific permitting criteria and information.
12. Provide a photometric (lighting) plan for all new parking facilities in accordance with Section 47-20.14 of the City Code of Ordinances.
13. A staging and storage plan shall be provided to identify where the contractors staging, equipment, storage, and parking will occur during construction of the project.

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Division: Fire

Member: Albert Weber
828-5875

Project Name: Sunrise Canal Hotel

Case #: 33-R-02

Date: 4-9-02

Comments:

- 1) Section 412 of the FBC applies to this project.
- 2) The exits stair system does not comply with 7-5.1.4 of NFPA 101, 2000
- 3) Flow test required
- 4) Civil plan required showing fire main, DDC , hydrants and FDC's.
- 5) Fire hose cabinets required at dock during permit phase. See FFPC, F-20 of the Broward County Amendments, or 3806 SFBC.

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SITE PLAN REVIEW AND COMMENT

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Sunrise Middle River Development,
LLC/ Sunrise Canal Hotel

Case #: 33-R-02

Date: April 09, 2002

Comments:

This site plan will adversely impact Public Safety radio communications in the future. The combined effects of building construction in Fort Lauderdale is having an adverse impact on the performance of the Public Safety Radio Systems used by Fire Rescue and Police. Costs of mitigating the impact on the City's Radio Systems shall be born by the developer. Due to the severity of the impact, mitigation costs may be substantial. In the future, the developer may be required to provide mitigation resources at sites other than this project location.

An internal bi-directional amplifier system will be required to address communications issues within this building.

In addition to the internal communications issue, the City would like to utilize a portion of the roof and a small section of a room located on the roof for a data communications network hub. We anticipate there will be 4 small directional antennas that will be mounted outside. The electronic equipment will take up an area approximately 2 ft by 2 ft and 5 feet tall in the form of an equipment cabinet. This cabinet will need to be located within an air-conditioned environment within 100 feet of the antenna locations. As this project progresses, we'll work with you to help design the appropriate facilities.

Recommendations:

To address the internal building Public Safety Radio System coverage the City requires that a bi-directional amplifier system be installed to distribute the radio signals to each floor. These bi-directional amplifier systems can be designed and installed by any experienced radio communications firm using City provided performance specifications.

Qualified firms are: BearCom, Dean Delaune, (954) 733-2327; Control Communications, Fred Rodriguez, (954) 791-8040; Florida Radio Rental, John Andrade, (954) 581-4437; Kaval Wireless Solutions Inc., Kenneth Haberer, (919) 524-8783; Motorola Land Mobile Products Sector, Scott Landau, (954) 489-2020; MS Benbow and Associates, Leo Holzenthal, (504) 836-8902.

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SITE PLAN REVIEW AND COMMENT
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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Sunrise Middle River Development,
LLC/Sunrise Canal Hotel

Case #: 33-R-02

Date: 4/9/02

Comments:

1. This site is apparently subject to "inter-district corridor " requirements. This requires that the first 20' of the yard adjacent to the R.O.W. to be in landscaping (no paving). The "driveway" appears to be in this landscape setback. Note that the measurement would be from the ultimate R.O.W. line.
2. Landscape plan needs to match site plan.
3. According to the calculations on the Landscape Plan, site Landscape Code requirements are not met.
4. Indicate any existing trees or palms on site, and whether or not they are to remain, be relocated, or removed. Provide the calculations for the equivalent replacement of any trees or palms that are to be removed. Any trees that would be considered good candidates for relocation should be relocated.
5. Develop a street tree scheme for Sunrise Blvd., utilizing at least 50% shade trees.
6. Indicate requirements for irrigation.

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SITE PLAN REVIEW AND COMMENT
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Division: Planning

Member: Donald Morris
828-5265

Project Name: Sunrise Canal Hotel

Case #: 33-R-02

Date: April 9, 2002

Project Description:

The petitioners propose to construct a 72 room hotel with 5,116 SF of commercial space in the B-1 zoning district. Developments on a waterway require Level III Site Plan Review (Planning and Zoning Board) and are subject to City Commission Request for Review (CRR).

Comments:

1. It is strongly recommended that these plans be presented to representatives of the Coral Ridge Civic Association.
2. Provide a text narrative that includes information on the following:
 - a. How this proposal meets Adequacy Requirements of Section 47-25.2.
 - b. How this proposal meets Neighborhood Compatibility Requirements of Section 47-25.3.
 - c. The proposed uses of the dock.
 - d. The utilization of the bar on the Sun Deck Terrace.
 - e. Method of solid waste disposal.
3. Provide a copy of the most current recorded plat and amendments for the proposed site.
4. Provide a table indicating the required and all proposed setbacks for the project. This table is to be indicated on the site plan as a part of the site data information area, and any request to modify the setbacks are to be noted on the site plan.
5. Eliminate reference to "Mixed Use Development" on site plan.
6. All hotel units shall be utilized for hotel use only as defined in the Unified Land Development Regulations (ULDR). The hotel units shall not be used as residences. All hotel units shall be managed by a hotel management company under a unified plan for hotel use. This restriction shall be recorded in the Public Records.

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7. Indicate type of commercial uses proposed on site plan.
8. Indicate color and exterior materials information on elevation drawings.
9. Show setback to seawall on north and south elevation drawings.
10. Show the width of the waterway on site plan and landscape plan.
11. Provide cross-section of proposed dock on site plan.
12. Dock improvements shall conform to Department of Environmental Protection and Army Corp of Engineers' standards.
13. Show adjacent structures and uses on site plan.
14. All private drives shall comply with engineering standards (47-20.5 (B)).
15. Improvements in the public right-of-way shall adhere to engineering standards (i.e. curb cuts, sidewalks and drainage facilities). Discuss standards with engineering representative.
16. Increase the width of the public sidewalk along Sunrise Blvd. to seven (7) feet.
17. Landscaping shall conform to Section 47-21. Discuss landscape improvements and street tree spacing with landscaping representative.
18. There is a discrepancy between the landscape plan and the site plan. These plans should emulate one another.
19. Additional comments may be forthcoming.

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SITE PLAN REVIEW AND COMMENT
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Division: Police

Member: Detective Nate Jackson
Office-954-828-6422
Pager-954-877-7875

Project Name: Sunrise Middle River Development, LLC/
Sunrise Canal Hotel

Case #: 33-R-02

Date: April 9, 2002

Comments:

Recommend that each parking garage level have an emergency communication system that is linked directly to security. These devices should be conspicuous and have an attaching feature such as a red or blue light.

A C.C.T.V. Should monitor the stairs & elevators of each parking level.

Are the 5th – 12th floors accessible to all residents & guests?

Recommend that accessibility to amenities on each floor be restricted to that floor's residents or guests.

Recommend some form of security for the lobby area including C.C.T.V.

Provide a written response to the comments.

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SITE PLAN REVIEW AND COMMENT
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Division: Zoning

Member: Terry Burgess
828-5913

Project Name: Sunrise Middle River Development,
LLC/ Sunrise Canal Hotel

Case #: 33-R-02

Date: 4/9/02

Comments:

1. Inter-district corridor requirements of section 47-23.9 apply to this proposed development site. A twenty (20) foot yard shall be required for any development on property which abuts East Sunrise Boulevard – between Federal Highway and one hundred (100) feet east of Bayview Drive.
2. Provide a photometric lighting plan in accordance with section 47-20.14 prior to final DRC review.
3. Docks shall comply with section 47-19.3, dimension dock and canal width.
4. Provide garage ramp slopes in accordance with section 47-20.9.
5. Provide parking geometric data for the parking garage in compliance with section 47-20.11. Provide handicap parking spaces as required by the Florida Accessibility Code.
6. All roof-mounted equipment shall be screened from view in accordance with section 47-19.2.Z.
7. All signs shall comply with the requirements of section 47-22.
8. Planning and Zoning Board review and approval is required for Waterway Uses in accordance with section 47-23.8.
9. Additional comments may be forthcoming at DRC meeting.